

003.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,091,700 / 1,091,700

APPRAISED: 1,091,700 / 1,091,700

USE VALUE: 1,091,700 / 1,091,700

ASSESSED: 1,091,700 / 1,091,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
35-37		EGERTON RD, ARLINGTON

Legal Description						User Acct
						2231
						GIS Ref
						GIS Ref
						Insp Date
						08/31/17

OWNERSHIP

Unit #:

Owner 1: SACCA CHRISTOPHER	
Owner 2: WEISS SAMANTHA	
Owner 3:	
Street 1: 37 EGERTON RD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 35-37 EGERTON ROAD LLC -

Owner 2: -

Street 1: 10 RIDGEWAY ROAD

Twn/City: NORTH READING

St/Prov: MA Cntry

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3371 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5160	Sq. Ft.	Site			0	80.	1.11	1									459,839						459,800	

Total AC/HA: 0.11846

Total SF/SM: 5160

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 459,839

Spl Credit

Total: 459,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023



USER DEFINED

Prior Id # 1:	2231
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	18:12:24
Print	
Last Rev	
Date	Time
05/25/21	09:07:41
ASR Map	
Fact Dist	
Reval Dist	
Year	
LandReason	
BldReason	
CivilDistrict	
Ratio	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																												
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Good																																			
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																																			
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																			
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																			
Frame: 1	- Wood			1/2 Bath:	Rating:																																			
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																			
Sec Wall:				OthrFix:	Rating:																																			
Roof Struct: 2	- Hip			OTHER FEATURES																																				
Roof Cover: 1	- Asphalt Shgl			Kits: 3	Rating: Good			1st Res Grid Desc: Line 1 # Units 2																																
Color: gray				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																				
View / Desir:				Frpl:	Rating:			Other																																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																
Grade: C	- Average							Lvl 2																																
Year Blt: 1923	Eff Yr Blt:							Lvl 1																																
Alt LUC:	Alt %:							Lower																																
Jurisdict:	Fact: .							Totals	RMs: 12	BRs: 4	Baths: 3	HB																												
Const Mod:								REMODELING				RES BREAKDOWN																												
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																												
INTERIOR INFORMATION								Interior:	2	6	2																													
Avg Ht/FL: STD								Additions:																																
Prim Int Wal 2	- Plaster							Kitchen:																																
Sec Int Wall:								Baths:																																
Partition: T	- Typical							Plumbing:																																
Prim Floors:								Electric:																																
Sec Floors:								Heating:																																
Bsmnt Flr: 12	- Concrete							General:																																
Subfloor:								Total:	18.6	%																														
Bsmnt Gar:								CALC SUMMARY				COMPARABLE SALES																												
Electric: 3	- Typical							Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price																											
Insulation: 2	- Typical							Size Adj.: 1.08604646																																
Int vs Ext: S								Const Adj.: 0.98000205																																
Heat Fuel: 1	- Oil							Adj \$ / SQ: 191.579																																
Heat Type: 5	- Steam							Other Features: 161000																																
# Heat Sys: 2								Grade Factor: 1.00																																
% Heated: 100								NBHD Inf: 1.00000000																																
Solar HW: NO	Central Vac: NO							NBHD Mod:																																
% Com Wal	% Sprinkled							LUC Factor: 1.00																																
								Adj Total: 772282																																
								Depreciation: 143644																																
								Depreciated Total: 628638																																
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																				
SPEC FEATURES/YARD ITEMS																PARCEL ID 003.0-0001-0010.0								IMAGE																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub	%	Usbl	Descrip	%	Type	Qu	# Ten														
3	Garage	D	Y	1	18X18	F	FR	1923	20.44	T	50	104			3,300			3,300	BMT	100	APT			80	C															
More: N				Total Yard Items:				3,300				Total Special Features:								Total:				3,300				AssessPro Patriot Properties, Inc												